

REALTY NEWS FOR INVESTOR AND HOMESEEEKER

FORGOTTEN STREETS OF OLD MANHATTAN

Many Places, Alleys and Courts Still on the Map Though Seldom Heard From.

CHIEFLY PRIVATE PROPERTY

Relics of Early City Planning Born in Homes for All Kinds of People—Gradually Disappearing.

When an auctioneer announced a few days ago that he would sell some property on Collister street a number of people, and real estate men among them, turned to their maps to find if Collister street was in Manhattan or some other borough. But that is not the only street in Manhattan with which even the experienced broker and operator is unacquainted. Recently the wife of a man engaged in the real estate business received an invitation to tea on Patchen place. She asked her husband where Patchen place might be and he told her it was in Brooklyn.

Both Collister street and Patchen place are in Manhattan however, and like many other streets, places and courts, are relics of early city planning, some of which are permanent and many of which will pass away as the city grows. There is Milligan place, for instance, what might be called a hole in the wall of Sixth avenue just north of Tenth street, that thousands of people pass every day but would not notice unless it were pointed out to them. Patchen place is just around the corner, running back from Tenth street for half a block. Both of these streets were laid out so long ago that nobody remembers exactly when.

EARLY PLANNING.

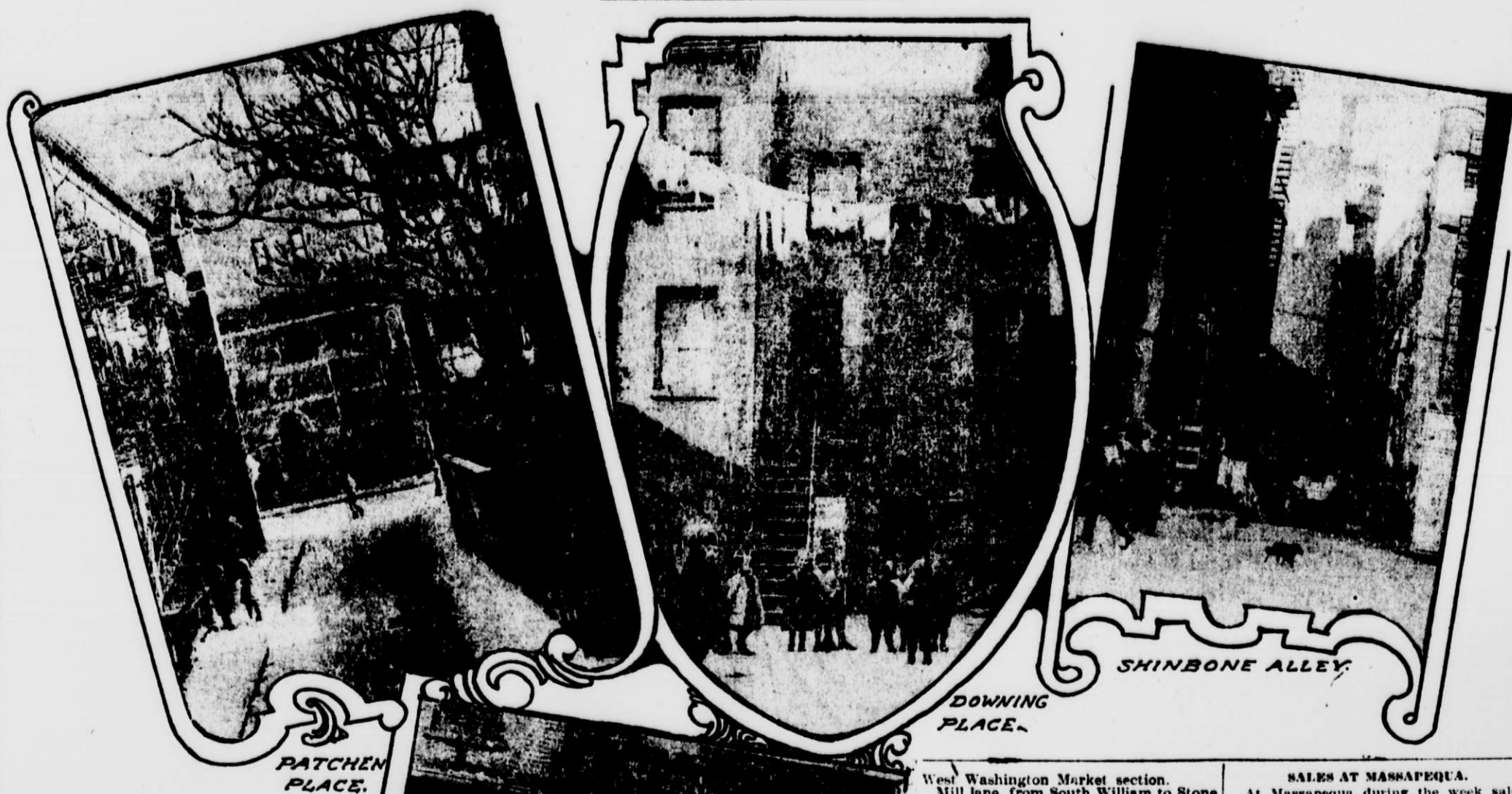
The city laid out the streets over by the Jefferson Market Court building many years ago. The distance between Tenth and Eleventh streets was so great that the owner of the Sixth avenue and Tenth street frontage sandwiched in the two places and built houses on both of them. Patchen place is still a smart street, but Milligan place has descended to cheap rooming house levels. Patchen place boasts as its leading residents a number of artists and engineers who have turned the interiors of some of the houses into attractive studios, and one is pleased to get a look at them.

Clinton court, would hardly be recognized by its founders. It is at the middle of the block bounded by Eighth street, Sixth avenue, Waverly place and Macdougall street. The entrance is through a hole in a fence on Eighth street. In the early days of Greenwich Village Clinton court was a fashionable and exclusive spot. Its inhabitants now are colored people and as many cats as one could count. Wash basin having the washing of the neighborhood stretch now from balconies and windows that once were graced by smart people of old New York, but the common puma from which the daily supply of water was drawn still does services.

ONCE EXCLUSIVE STREET.

Downing place is another of the old center of the block, streets, now completely surrounded by tenements. It lies between Downing, Bleeker, Hanover and Bedford streets, and furnishes the only real playground for many young citizens of foreign parentage. The old houses fronting on it, there are about six of them. It is now in ruins, but they show by their construction that once they were among the well built, artistically planned dwellings in that then desirable section.

Of streets of this kind there are several dozens on the map, of which nothing is heard except when, in the progress of re-



building, the city one is included in a property sold. Most of these streets are private property and are under the care of individual owners. In them some of the picturesque life of the city is to be seen, as well as some of the squalor. One well known old alley was wiped out by the city a few years ago because it became too disagreeable. It was called Murderers' alley, and appropriately, it is said, it was over by Sullivan, Thompson, Broome and Grand streets, and is best described as a warren. It is said that a number of men who ignorantly entered never came out again.

Each place, formerly running off of Twenty-ninth street west of Sixth avenue as another led street for strangers, is now covered by high loft buildings, but in its day it was a favorite place for strong armed fenceholders to take victims.

Shinbone alley is fairly well known, though it has been placed in various sections by different authorities, but it always was and is still a winding alley beginning at Bleeker street, east of Lafayette, and winding around to Great Jones street, west of Lafayette. Mission street (one block long and bounded Paradise Park on the west. When Paradise Jimmy Oliver had the old Five Points abolished by the establishment of a park there they gave the name of Mission street to this short block after the mission across the park.

Among the more picturesquely named streets of which little is heard are Washington Mews, the private driveway in back of the houses in Washington Square North; Manhattan and Republican alleys, beginning in Rector street and running at right angles to Elm in the block just north of the Stewart Building; Dry Dock street over in the gas house district, running from Tenth to Twelfth street, between Avenues C and D; Stable court, now used as a driveway and lying between the Downing, King building on Fourth avenue and the Lafayette Place Hotel.

Jersey street, from Crosby to Mulberry, crossing Lafayette and ending near old

St. Patrick's Cathedral, is comparatively well known, but few people probably could tell that Lawton avenue, Bloomfield

street, Leow avenue, Howitt avenue, Thompson avenue and Grace avenue are Manhattan streets and lie in the busy

West Washington Market section. Mill lane, from South William to Stone street between Broad and William, is a relic of Colonial times. Few people who use it know its name. There are also in the downtown section Byrdes alley from Fulton to Gold street; Bishops lane, Union court, Gotham court and probably a dozen more alleys and courts, all come down to this generation from times long past. In most cases they are private property.

In the days of the early occupation of Manhattan Island by the English it was decreed that all lands used for vehicular traffic, open at both ends, should be permanent streets and should belong to the crown. In this way the alleys and courts with only one end remained private property, and though they are still kept open in many cases the city has no jurisdiction over them, and probably they will gradually pass off the map unless kept as right shafts for high buildings.

SALES AT MASSAPEQUA. At Massapequa during the week sales have been consummated of plots 40x100 or 60x100 in sections C, D and I to Joshua Stacy, E. F. Wagner, John Alexander, B. L. Callaghan, John Mitroka, Frank Stevens, P. C. Albright, Neil McLennan and Mary Carran.

NO MANHATTAN PLANS. There were no plans filed for new buildings in the Borough of Manhattan yesterday.

IN THE NEW TRADE CENTRE. Owners of the building at 39 and 41 West Thirty-second street gave it the name, New Centre Building. No building in the city perhaps is more appropriately named, for the building stands at just about the centre of the new mercantile section which is becoming known the world over as the high class shopping centre of America. In the accompanying view of the New Centre Building its unusual location is to be noted. Immediately adjoining it in the foreground are the Hotel Pierpont and Martinique, with the Imperial just across the street. Here now is the Broadway trolley, and soon there will be a subway north and south. On the other side of Broadway is the station of the McAdoo tunnel, which in a few months will connect the Grand Central station with all the principal railroad stations in New Jersey. Next in order is the elevated railroad on Sixth avenue with the trolley under it and then comes the big Gimbel store, while in the distance, though only one and a half blocks away, is the great Pennsylvania Station.

The New Centre Building was erected by William G. McAdoo and his associates, and they leased the entire property to the New Centre Company who will sublet it in offices. The ground floor, basement and first floor as well as part of the sixth floor have already been leased to the John Church Company of Cincinnati.

SPRING ACTIVITY IN QUEENS. Builders Busy in All Sections Furnishing New Housing. Building activity in Queens is unprecedented at the present time according to the reports of the Bureau of Buildings. During last week applications were made for 135 permits for new buildings of an estimated value of \$2,082,515, thirty-nine applications for alterations of an estimated value of \$27,618, and ninety-six applications for plumbing permits of a value of \$50,980. The total operations for the week amounted to \$2,161,113.

The Commercial Cable Company has planned for a new station and operating building on the Far Rockaway shore, where one of its principal landing places is located. The building will be a handsome structure, three stories high of brick and stone and will cost \$60,000, exclusive of equipment. It will be located on Grand View avenue, east of Rue de St. Felix. One of the features of the building will be the operating room, which will occupy nearly one-half of the first floor. The walls of this room will be tiled in light colors so as to give the greatest amount of light and sanitation. Another feature will be a thoroughly up to date dining room, equipped with all modern conveniences for the reception of guests. Extensive offices for the superintendent and his assistant and for the heads of bureaus are provided. The basement will be occupied for a large part with the mechanism of cable operation.

Owing to the large increase in its rolling stock the Long Island railroad has planned an addition, 117 by 206, to its shops at Morris Park, where the rolling stock is repaired.

Flushing, which up to the present time has been the field for private homes of a pretentious character, is to be invaded by speculative builders. J. F. Watson, who has built extensively of detached houses in Flushing, has secured permits for the erection of nine two-story brick dwellings on Prospect street, at the corner of Lawrence street. These are the same character of houses that have proved so popular in the Ridgewood and Woodhaven sections of the borough. The cost of these houses will be \$25,000.

The activity in the Jamaica and Woodhaven sections, which has been the greatest in the borough for the past year, continues. Max Wohl will erect twelve two-story cottages on Baltic, Humboldt and Allen streets; the Lewis & Wolff Construction Company will erect twenty-three two-story brick dwellings on Wyckoff avenue, Elm street and Maple street, at a cost of \$84,000; S. Epstein will erect ten two-story brick dwellings on Pacific street and Hall streets at a cost of \$28,000.

Erection of tenements is most active in Long Island City. Charles G. Mohr will erect a four-story tenement on (Kew-Forest street, north of Jamaica avenue, at a cost of \$14,000; William S. Wade will erect a three-story tenement on Sixty-ninth avenue, north of Grand avenue, at a cost of \$11,000; Benjamin Weinstein will erect a four-story brick tenement on Rebeca avenue at the corner of Prospect street at a cost of \$14,000; Emil Czaska will erect a four-story brick tenement on Steinway avenue, south of Broadway, at a cost of \$12,000.

C. W. Veldie, who recently became interested in the development of the College Point district, will erect ten two-story detached frame dwellings on Twist street, north of Second avenue, at a cost of \$20,000.

SALES OF LONG ISLAND PLOTS. The Windsor Land and Improvement Company has sold, at Valley Stream, to C. S. Sales, a plot 120x115, on Chester street; to M. E. Mullen, a plot 60x100, on Dover street; to A. T. Kelley, a plot 40x100, on Grove avenue; to Benjamin Weinstein, a plot 60x100, on Argyle street; to Herbert Graesser, a plot 100x100, at Beverly Park; to L. E. Lewis, a plot 120x115, at Rockaway and Dover streets; to G. W. Hornby, a plot 140x100, at Evans street and Emerson place; to Martin Costello, a plot 60x100, on Carpenter street; to A. Ledebor, a plot 60x100, at Leonard street; to Charles Johnson, a plot 40x100, on Belmont street.

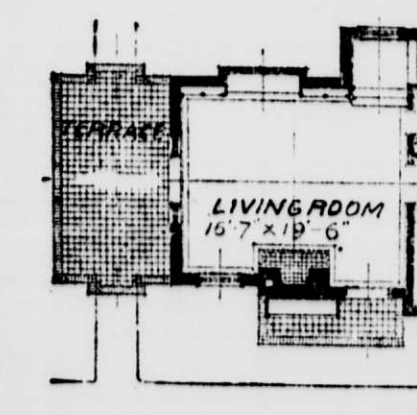
The same company sold, at Hempstead, to E. J. McGrath and M. Glynn, each a plot 40x100, on Booth street; to V. C. Briggs, a plot 40x100, on Vanarsdale place; at Floral Park, to A. M. Vogel and Milton O'Brien, each a plot 40x100, on Aspen street; to G. H. Birch, a plot 40x100, at Aspen and Birch streets; to Charles Johnson, a plot 40x100, on Belmont street.

T. F. Ryberg, a plot 40x127, at Crystal street and Buckingham place; to Andrew Baruch, a plot 60x100, on Edmund street; to William Bolwin, James Smyth and H. A. Shorman, each a plot 40x127, on Bonding street.

COMFORTABLE COTTAGES AT \$4,500

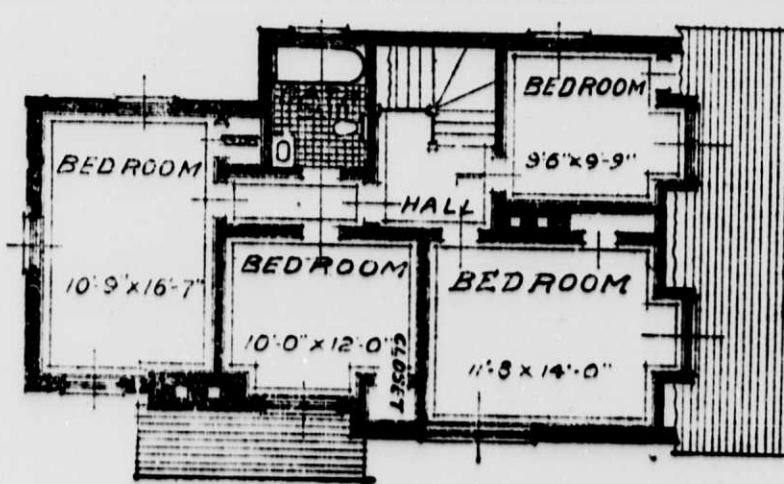
That a house costing little money can be made attractive and comfortable is seen from the plans printed to-day of a dwelling designed by William J. Ryder of Philadelphia. These plans, submitted in the recent competition of the Building Trades Employers' Association, were awarded second prize for buildings to cost not more than \$4,500. This cost does not include heating plant or plumbing fixtures, though in the plans both are provided for.

This plan calls for a two-story cottage of seven rooms and bath, the first floor containing a large living room, a dining room and kitchen and the upper floor four good sized bedrooms and a bathroom. Features of the house are two large fireplaces in the living room and dining room.



General specifications for the house call for:

Excavation: 7 feet deep below grade excepting terrace and porch.
Foundations: 12 inch concrete wall foundation for house; 12 inch concrete wall for porch and terrace.
Brick Work: Brick for terrace coping and edge of porch and chimneys.
Fireplaces: Living room to have brick back and facings; the hearth, dining room tile facings and hearth and brick back.
Carpentry and Mill Work: Size of lumber: Joist, 2x6 inch hemlock; rafters, 2x6 inches; plate, 2x6 inches; ridge pike, 2x8 inches; bridging, 2x4 inches.
Roof Work: Shingles laid 7 inches to the weather on 2x4 inch sheathing; gutters and rain water conductors of galvanized iron.
Floors: 2x4 inch North Carolina pine, porch and terrace floors of tile.
Doors and Windows: Passage doors, 1 1/2 inch moulded panels; closet doors, 1 1/2 inch moulded panels; D. H. windows where



BROOKLYN BUILDING FAST.

This Year's Big Volume—Opposition to "Brooklyn Beautiful."

Something mighty closely resembling a building boom is taking hold in Brooklyn even though some of the real estate firms are inclined to grumble about the condition of the real estate market. Many of these buildings are being erected by speculative developers, according to the pessimists, who agree to a man, however, that the speculation is sound and will be more than justified just as soon as outsiders realize how good Brooklyn really is. All the best informed real estate men in Brooklyn agree that the price of realty in that borough is way below its real value at present and that careful purchases in residential sections will show handsome profits in the next few years. An old resident speaking a few days ago voiced this sentiment: "Wake up," he urged, "You have a gold mine in your realty and you do not appreciate it." Many of the really dealers, however, can't see the sense in waking up until the coming of the subway.

It is faith in the future that accounts for the activity of the builders. In the first quarter of the present year, 1,016 plans and specifications for new buildings were filed with the Building Department against \$16 for the corresponding quarter in 1911. The estimated cost is \$7,838,860, against \$5,069,540. For the month just past there were 521 plans at an estimated cost of \$4,383,600. Of these 218 are dwelling houses, apartments and tenements.

There were other activities outside the building trades. John E. Thompson & Co. leased the Vosburgh building at 273-281 State street to S. K. Pierce & Co. of 40 Elizabeth street, Manhattan, manufacturers of chairs, for fifteen years. The new building will be used as a showroom, finishing department and warehouse.

The Pain fireworks factory, located for many years in Coney Island avenue near Avenue L, will soon be razed and the big piece of property turned over to a real estate development company. The Pain factory will be transferred to Staten Island. In the Bay Ridge section near the factory site a public school building will be erected in the near future at a cost of \$350,000. It will be one of the best appointed school buildings in the greater city.

In the midst of these progressions unexpected opposition has arisen to the "Brooklyn Beautiful" plan. The Brooklyn Board of Real Estate Brokers has entered a sharp protest against the Brooklyn plaza plan on the ground that it would eliminate \$2,000,000 worth of taxable property, disturb many long established business houses and entail a proportionate cost of maintenance.

UPHOLDS TAX SALE.

Queens County Court Refuses Aid to Owner Whose Land Was Sold.

The first decision of the courts testing the new tax liens under which unpaid taxes in New York city are collected and for the purchase of which corporations and individuals in this city have already paid more than a million dollars, turning that much into the city treasury, was handed down Thursday in the Queens county Supreme Court by Justice Russell Benedict. This new law has been declared to be the most successful medium for the collection of unpaid taxes and arrears of assessments that has been adopted by any municipality. It was prepared by President Purdy of the Board of Tax Commissioners. The present holders of the tax liens are vitally interested in the view the court takes of the new law.

The decision was rendered in an action brought in behalf of Charles Corneli, the owner of a 50 foot lot fronting on Central avenue, Far Rockaway. At a sale conducted by Daniel Moynahan, collector of arrearages of New York city, held in Queens in December, 1911, Harry Zarinsky purchased a tax lien on this property for \$214.90, the amount of taxes due on the property, and agreed to accept one-eighth of 1 per cent. per annum as penalty from the owner.

Under the provisions of the tax lien law the interest on the lien became due January 1, 1912. The owner failed to pay it at that time and thirty days afterward, according to the provision of the law, he began proceedings to foreclose the lien. After the foreclosure proceedings were commenced the owner offered the Collector of Assessments and Arrears \$216.70 and demanded that the collector require Zarinsky to surrender the lien. This the collector refused to do. Corneli then brought suit to compel Collector Moynahan to show cause why he should not accept the offer.

Justice Benedict in his decision states that the law does not provide a remedy for the owner in case the collector refuses to accept the money and the suit has been commenced. He suggests that legislation should cure this defect. He dismisses the request for an order to show cause and suggests that the plaintiff try the issue in mandamus proceedings.

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